166.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,400 /	792,400
					USE VALUE:	792,400 /	792,400
					ASSESSED:	792,400 /	792,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIZZI ZORA &
Owner 2:	BATTALEN ADELINE WYMAN
Owner 3:	
Street 1:	38 CLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARNATHAN KELLIE -
Owner 2:	-
Street 1:	38 CLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,030 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1342 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8030.000	329,800		462,600	792,400
Total Card	0.184	329,800		462,600	792,400
Total Parcel	0.184	329,800		462,600	792,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 590.63 | /Parcel: 590.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110178
GIS Ref	
GIS Ref	
Insp Date	12/23/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,800	0	8,030.	462,600	792,400	792,400	Year End Roll	12/18/2019
2019	101	FV	258,900	0	8,030.	462,600	721,500	721,500	Year End Roll	1/3/2019
2018	101	FV	258,900	0	8,030.	409,800	668,700	668,700	Year End Roll	12/20/2017
2017	101	FV	258,900	0	8,030.	343,700	602,600	602,600	Year End Roll	1/3/2017
2016	101	FV	258,900	0	8,030.	343,700	602,600	602,600	Year End	1/4/2016
2015	101	FV	244,600	0	8,030.	297,400	542,000	542,000	Year End Roll	12/11/2014
2014	101	FV	209,300	0	8,030.	287,500	496,800	496,800	Year End Roll	12/16/2013
2013	101	FV	209,300	0	8,030.	273,600	482,900	482,900		12/13/2012

!12884!

PRINT

Date	Time
12/11/20	02:54:49

LAST REV

Date	Time
08/15/17	10:36:23
danam	
12884	

USER DEFINED

Prior Id # 1:	110178
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNATHAN KELLI	63907-188		7/14/2014		558,000	No	No		
CARNATHAN SEAN/	57269-250		8/9/2011	Convenience	99	No	No		
DORMITZER H SPE	33979-316		11/2/2001	Family	400,000	No	No		
	7182-428		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2017	693	Re-Roof	21,000	C				
7/7/2015	889	New Wind	1,700		7/7/2015			Install 2 replacem
3/3/2015	206	New Wind	4,000					6 replacement wind

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
12/23/2008	Measured	372	PATRIOT
3/1/2002	MLS	MM	Mary M
12/7/1999	Meas/Inspect	243	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8030		Sq. Ft.	Site		0	70.	0.82	8									462,631						462,600	

Total AC/HA:	0.18434	Total SF/SM:	8030	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	462,631	Spl Credit		Total:	462,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405175
Depreciation:	75363
Depreciated Total:	329813

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

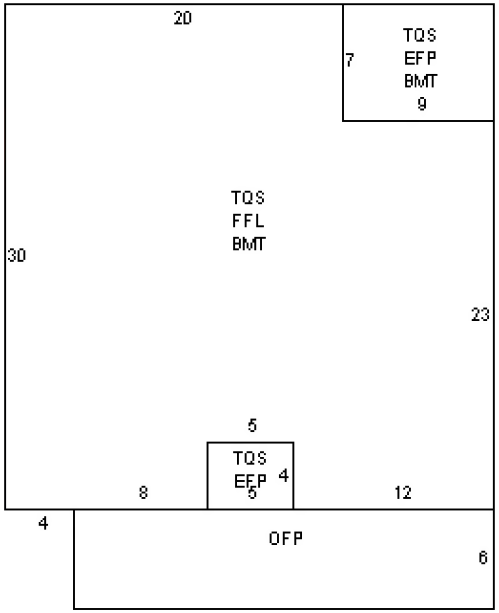
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.03
Special Features:	0	Val/Su Net:	130.72
Final Total:	329800	Val/Su SzAd	229.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	850	52.640	44,748
FFL	First Floor	787	175.480	138,105
TQS	3/4 Story	653	164.950	107,632
OFP	Open Porch	150	27.500	4,125
EFP	Enclos Porch	83	60.020	4,982

Net Sketched Area:	2,523			Total:	299,592
Size Ad	1439.5	Gross Are	2740	FinArea	1342

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	15		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	